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TOWN OF ENFIELD

HOUSING PLAN

1978

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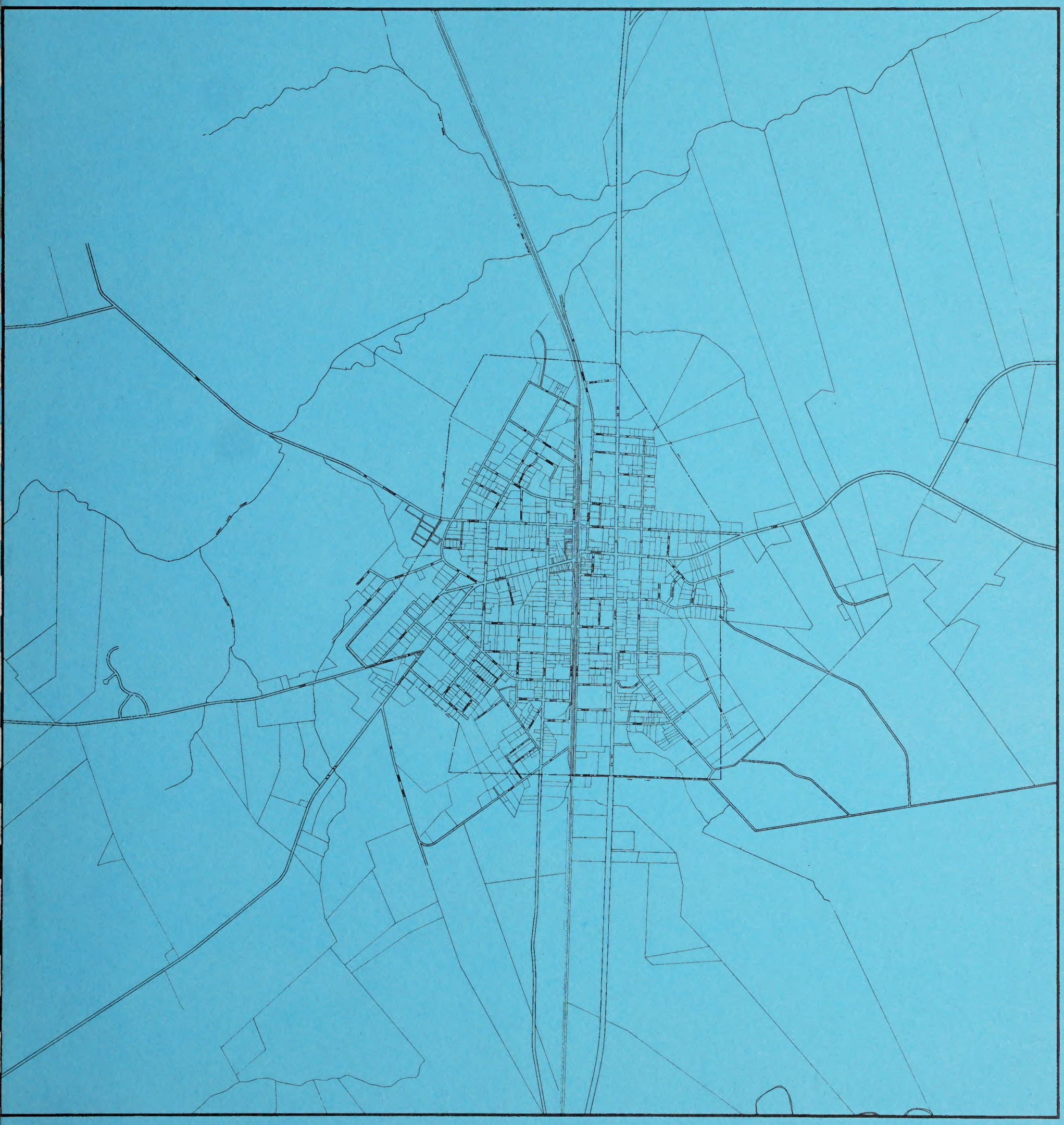

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J. D. Mears
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The preparation of this report was financed in part through a Comprehensive Planning Grant from the Department of Natural and Economic Resources of the State of North Carolina.

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INTRODUCTION

This housing plan constitutes one of the two basic and essential uses of the Town of Enfield Comprehensive Planning process. The other element is the Town of Enfield Land Use Plan. The two documents were prepared concurrently, and should be jointly relied upon to assess land use and housing problems within the Town of Enfield.

Purpose

This housing plan was written to fulfill the August, 1975 Federal Register requirements for comprehensive planning certification as required for the Section 701 Comprehensive Planning Program, as authorized by the Housing Act of 1954, and as amended by the Housing and Community Development Act of 1974. More importantly, this plan was prepared to:

-- Develop policies and procedures necessary to coordinate local, regional, and state housing policies with local housing planning and capital investment programs.

-- Identify housing needs for the current and projected population.

-- Identify housing resources to meet the needs of all citizens in order to provide a choice of housing types and locations.

-- Develop public-private policies to accomplish housing goals and objectives.

-- Provide for the elimination of the effects of discrimination in housing based on race, color, religion, sex or national origin and provide safeguards for the future.

These areas of emphasis provide the Enfield Planning Board and Board of Commissioners with data and guidance essential to making housing related decisions. This plan will serve as a specific, but flexible, "blueprint" for the solution of many of Enfield's existing and projected housing needs.

Methodology

This plan was prepared through close coordination with the Enfield Planning Board. It is based upon the statistical data and analysis contained within the Enfield Land Use Plan. In fact, much of the base data contained herein was extracted directly from the Land Use Plan. In both the Land Use and Housing Plans, existing data such as that derived from the 1970 Census was updated, in part, by field surveys.

Analysis of Existing Housing Studies

The Town of Enfield does not have a housing plan. The 1966 Enfield Land Use Survey And Analysis did include a detailed identification of structural housing conditions. However, no housing policies, strategies, or implementing activities were identified. In 1977 a regional housing plan was prepared for the Region L Council of Governments. While that plan is generally applicable to the Town of Enfield, it does not address Enfield's housing needs in sufficient detail to provide for the establishment of specific housing programs. The Roanoke-Chowan Regional Housing Authority has begun a Section 8 housing rehabilitation program in Enfield. However, that program alone is inadequate to solve all of Enfield's housing problems. In consideration of existing housing studies and activities, this plan is not duplicative of other housing related efforts and is needed to provide guidance for the improvement of housing conditions.

HOUSING SUPPLY

The analysis of housing conditions may be approached by the following three methods:

-- Analysis based on the 1970 census statistics.

-- Analysis based on actual field survey.

-- Analysis based on the 1977 - 2000 Region L Council of Governments Regional Housing Plan.

It should be understood that an analysis based on any one of the three methods would not be totally accurate. In an effort to consider as many variables as possible, the results of analyses should be considered. However, it is believed that the field survey produced the most current and comprehensive analysis of structural conditions.

Housing Related Codes and Ordinances

Enfield has adopted and enforces a building code. This code governs new residential construction. The ordinance is enforced by a part-time building inspector. The Town does not have local plumbing and electrical codes, but operates under the State of North Carolina Codes.

In addition, the Town has adopted the following ordinances and codes which affect the quality of residential development:

Code/Ordinance	Date Adopted
Weed Ordinance	1960
Junked Motor Vehicles	November, 1965
Zoning Ordinance	
Subdivision Ordinance	September, 1972
Mobile Homes Regulated	September, 1973
Building Code	

The Town of Enfield has not adopted a minimum housing code or fair housing ordinance.

Structural Characteristics

In the Fall of 1977 a wind shield survey was made of structural housing conditions within the Town of Enfield and the planning area. Map 1 depicts the results of that survey and the following table provides the statistical results. The residential blighted areas are identified on Map

TABLE 1
1977 TOWN OF ENFIELD
STRUCTURAL HOUSING CONDITIONS

Housing Condition	Within the Corporate Limits	% of Total	Within the Extra Territorial Area	% of Total
S-F Standard	433	46.6	113	29.2
S-F Deteriorated	243	26.2	62	16.0
S-F Dilapidated	160	17.2	88	22.7
Mobile Home	30	3.2	40	10.3
M-F Standard	6	.7	50	13.0
M-F Deteriorated	17	1.8	10	2.6
M-F Dilapidated	40	4.3	24	6.2
Total	929	100.0%	387	100.0%

The housing condition classifications utilized in Table 1 are defined as follows:

Standard - Dwelling units which have very few or no visible structural or maintenance defects. If minor defects do exist, they can easily be repaired and would normally include the following examples:

-- minor painting

-- a few loose boards

-- a few broken windows

-- minor shingle replacement

-- replacement of loose bricks in exterior steps

Deteriorated - Dwelling units which have several structural and maintenance defects. The cost of repair would normally be less than fifty percent of the value of the unit. Upon correction of these defects, the dwelling unit could be returned to a standard condition. Examples of deteriorating defects include:

-- crumbling chimney

-- a number of broken windows

-- severe paint cracking or peeling

-- sagging porch

-- siding in need of replacement

-- outside sanitary facilities

-- no under pinning

-- crumbling mortar in piers

Dilapidated - Dwelling units which have many serious defects in structure and present hazardous conditions for the occupants. Normally the cost of repair would exceed fifty percent of the value of the units, and, therefore, demolition would be more economical than repair. Dilapidated structural conditions include:

-- sagging or damaged roof structure

-- chimney which is severely damaged

-- sagging floor joists

-- collapsed porch

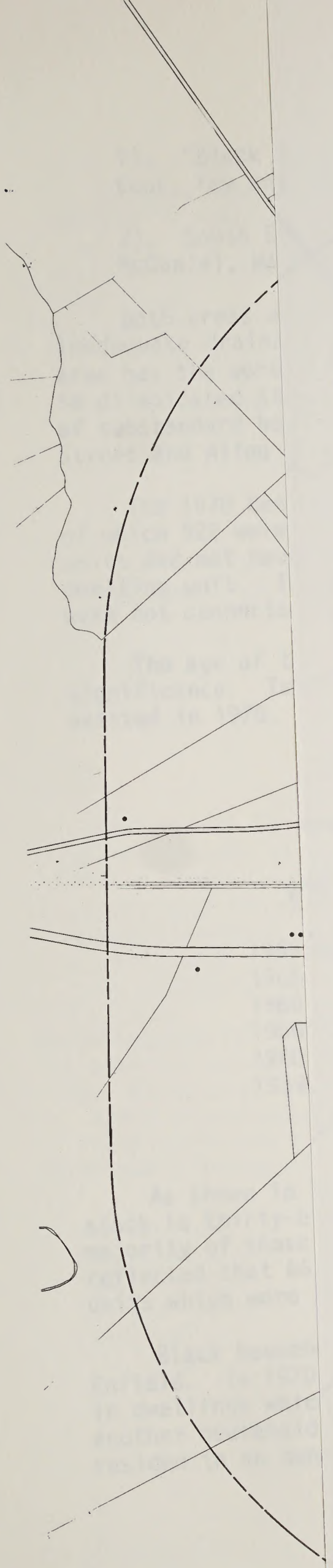
-- missing piers

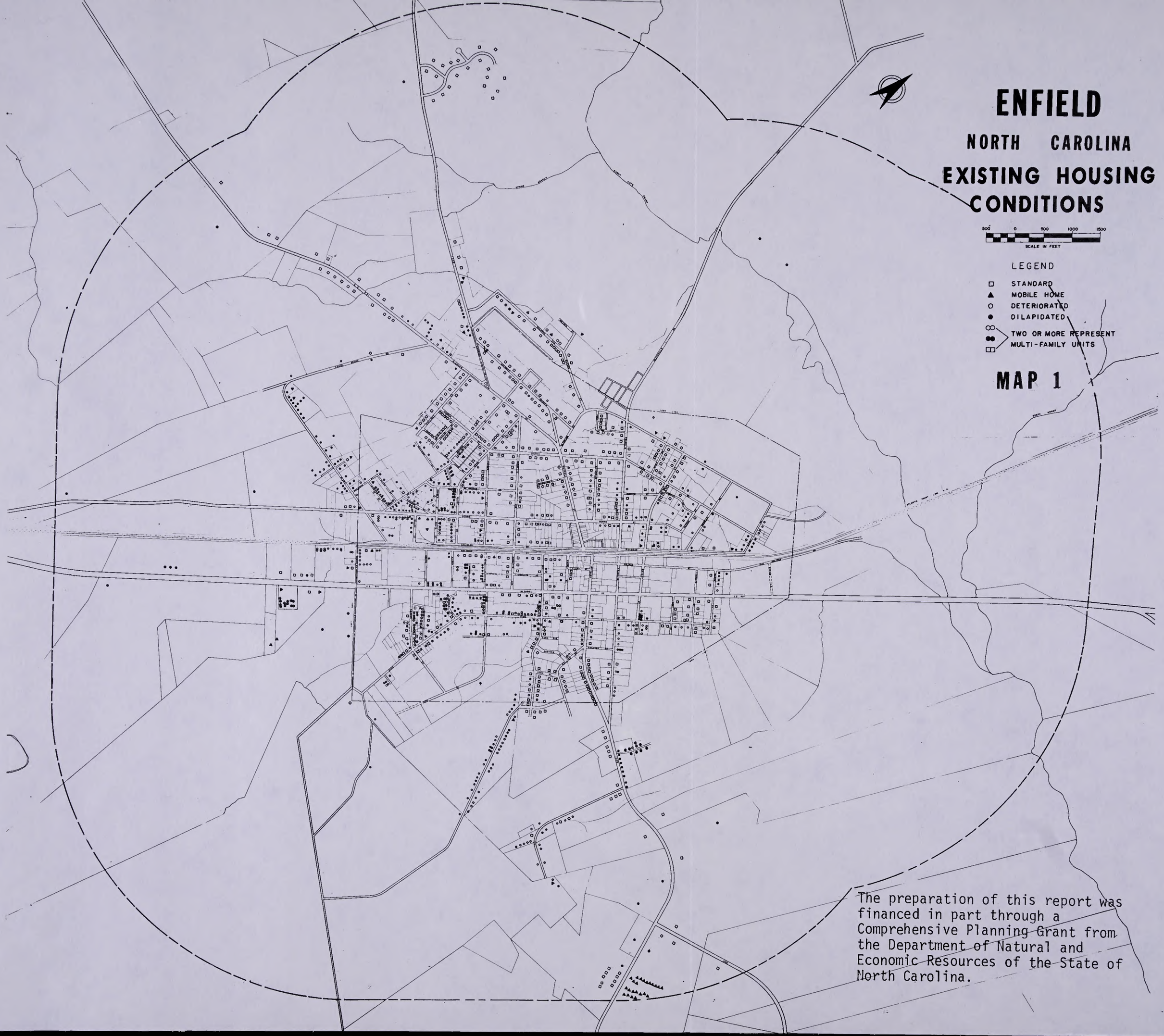
Mobile Home - Any dwelling unit not situated on a permanent foundation and designed to be moved on its own self-supporting structure.

These structural conditions which are readily observable are indicators of additional structural defects which may be hidden. For example, rotting floor structures and damaged wiring may only be identified through a detailed inspection of individual dwelling units.

Table 1 shows that in 1977 approximately 49 percent of the total dwelling units within the Enfield Corporate Limits were substandard. In addition, another 3.2% of the total dwelling units were mobile homes. This left only 47.3% of the total dwelling units which were conventional "stick build" standard residential structures. The structural conditions within the extra-territorial areas were comparable with 47.5 percent of the total dwellings being classified as substandard. It is significant that some 17 percent of the total housing stock within the Corporate Limits is classified as dilapidated or beyond repair. The extra-territorial area has 28.9% of the total housing in a dilapidated condition. Thus, the entire planning area includes 184 dwelling units which should be replaced or repaired.

The largest concentrations of substandard housing are found within the Corporate Limits. Specifically, two areas include the majority of the Town's dilapidated housing:





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1). "Black Bottom"/an area generally bounded by Alsop, Nash, Cook, Key and Dennis Streets.

2). South East Enfield/an area generally bounded by Pope, McDaniel, Hannon and Dixie Streets.

Both areas exhibit general blighting conditions of unpaved streets, inadequate drainage, small lots and poor street lighting. The "Black Bottom" area has the worst structural conditions and contains approximately 58 dilapidated structures. Other areas having smaller concentrations of substandard housing include; Myers Street, Mason Street, Gunter Street and Allen Street.

The 1970 Census of housing reported a total of 975 dwelling units of which 922 were occupied. Approximately 34 percent or 341 of those units did not have complete bathrooms or shared a bathroom with another dwelling unit. In addition, over 10 percent of the dwelling units were not connected to the public sewer system.

The age of the residential structures in Enfield is of major significance. Table 2 provides the age data for dwelling units which existed in 1970.

TABLE 2
YEAR STRUCTURE BUILT
1970, TOWN OF ENFIELD

Year Built	Number	% of Total
1969 to March 1970	39	4.0
1965 to 1968	36	3.7
1960 to 1964	76	7.8
1950 to 1959	156	16.0
1940 to 1949	84	8.6
1939 or Earlier	584	59.9
Total	975	100

As shown in Table 2, almost 60 percent of the total housing stock is thirty-eight years old or older. It is assumed that the majority of those houses are in need of some repair. The 1970 Census reflected that 66 percent of the black households resided in dwelling units which were 38 years old or older.

Black households occupy the majority of the substandard housing in Enfield. In 1970 approximately 64 percent of the black households lived in dwellings which either had no bathroom or shared a bathroom with another household. Also, only 29 percent of the black households resided in an owner occupied unit.

The Region L Council of Governments 1977 - 2000 Regional Housing Plan provides a third analysis. By calculating the percentage of Halifax County's total dwelling units which are located in Enfield, the housing conditions within the Town may be estimated by applying the Town's percentage to the County totals.

The results are summarized as follows:

TABLE 3
REGION L COUNCIL OF GOVERNMENTS
1970 TOWN OF ENFIELD
STRUCTURAL CONDITIONS

	Incomplete Plumbing	Dilapidated With All Plumbing
Owner Occupied	92	11
Negro	68	4
Non-Negro	24	7
Renter Occupied	215	10
Negro	192	4
Non-Negro	23	6

These statistics do not agree completely with the 1970 Census data nor do they reflect general structural problems which were identified in the field survey. However, they do reflect the fair percentage of Halifax County's substandard housing which Enfield should be expected to contain. Based on the Census and field survey, Enfield contains a disproportionate share of Halifax County's substandard housing. The Region L data also reinforces the seriousness of the housing conditions within Enfield.

In October, 1977, Community Planners and Developers of Enfield conducted a detailed door to door housing conditions survey. That survey included 84 dwelling units which are managed by Community Planners and Developers. All of the units are located in blighted areas which are predominantly black low-income residential areas. The results of that survey are significant and reflect general housing conditions within the blighted areas (identified on Map 1). The following summarizes the survey results:

Annual Family Income for Surveyed Units

Income Range	Number of Families
0 - $2,000	9
$2,001 - $3,000	24
$3,001 - $3,500	1
$3,501 - $4,000	5
$4,001 - $4,500	2
$4,501 - $5,000	10
$5,001 - $5,500	1
$5,501 - $6,000	3
$6,001 - $7,000	4
Over $7,000	3
Total Available	22

Household Head's Source of Income for Surveyed Units

	Number	Per Cent
Employed	28	33
Unemployed	2	2
Assitance*	41	49
Not Available	13	16
Total	84	100

* Receiving some type of income and/or rent assistance.

Access to Water and Sewerage for Surveyed Units

	With Water and Sewerage	Without Water and Sewerage
Blackbottom	35	2
Bryant Street	9	0
Cemetery Hill	6	0
Cofield Avenue	17	0
East End	0	16
Total	67	18

Surveyed Units With Indoor Bathroom

Blackbottom	Units	Per Cent
Blackbottom	22	59
Bryant Street	4	44
Cemetery Hill	6	100
Cofield Avenue	10	59
East End	0	0
Total	42	49

Surveyed Units With Outside Bathroom

	Units	Per Cent
Blackbottom	13	35
Bryant Street	5	56
Cemetery Hill	0	0
Cofield Avenue	7	41
East End	0	0
Total	25	29

Backyard Privies

	Units
Blackbottom	2
East End	16
Total	18

Surveyed Units With Complete Bathroom

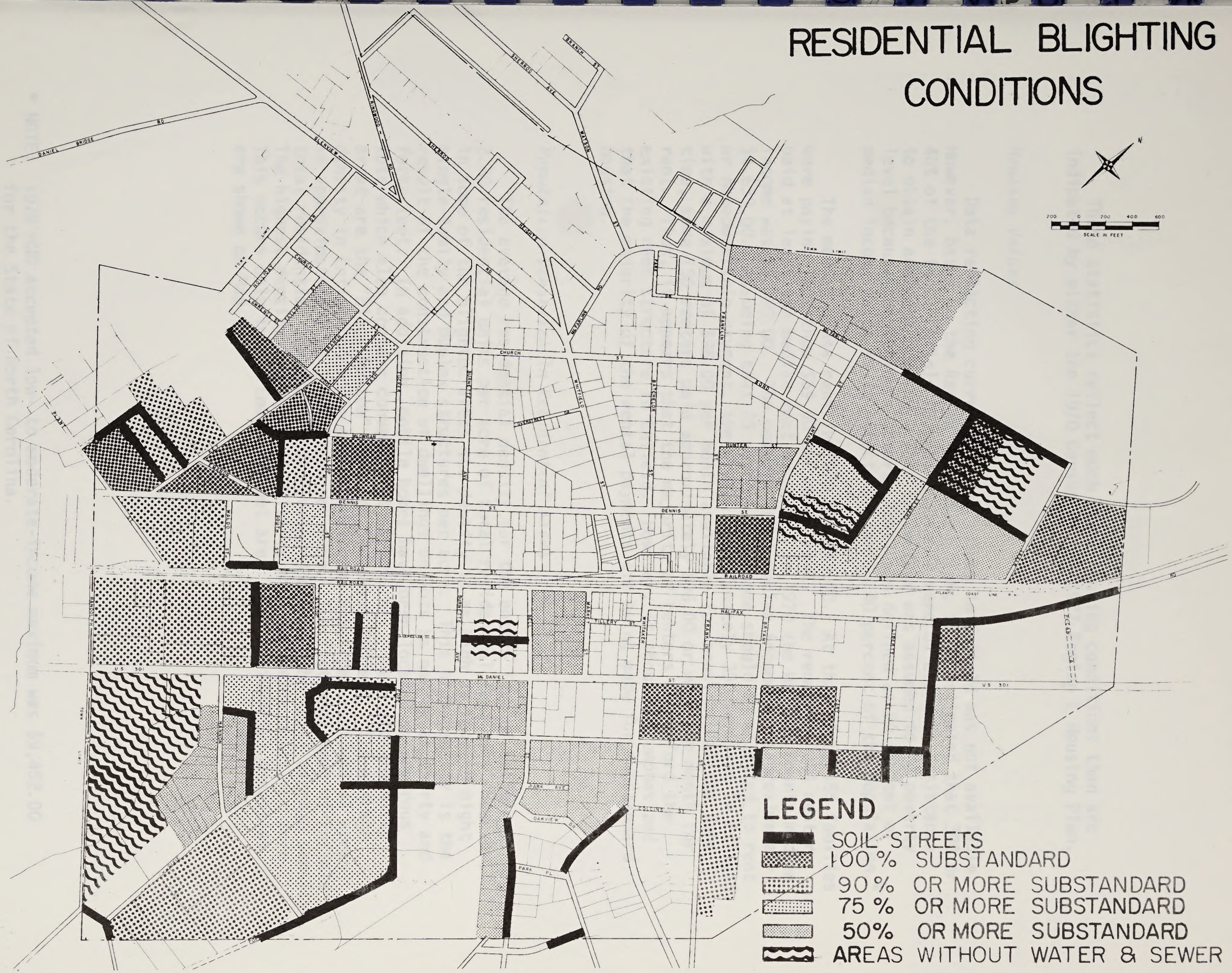
	Units	Percentage of Area Units
Blackbottom	5	14
Bryant Street	2	22
Cemetery Hill	5	33
Cofield Avenue	7	41
East End	0	0
Total	19	22% of all Units Surveyed

	Hot Water	No Hot Water
Blackbottom	5	32
Bryant Street	2	7
Cemetery Hill	1	5
Cofield Avenue	3	14
East End	0	16
Total	11 (13%)	74 (87%)

Size of Family Compared with Number of Rooms for Surveyed Units

Individuals in Household	Rooms 2	3	4	5	6	7
1	2	9	1	0	0	0
2	1	8	5	1	1	0
3	0	6	3	2	1	0
4	0	5	4	6	0	0
5	0	2	4	0	0	0
6	0	2	2	1	2	0
7	0	1	2	1	1	2
8	0	2	1	1	0	0
9	0	0	1	1	0	0
10	0	0	0	0	0	0
11	0	0	1	1	0	0
12	0	0	1	0	0	0
Total Families	3	35	25	14	5	2

RESIDENTIAL BLIGHTING CONDITIONS



LEGEND

- SOIL STREETS
- 100 % SUBSTANDARD
- 90 % OR MORE SUBSTANDARD
- 75 % OR MORE SUBSTANDARD
- 50% OR MORE SUBSTANDARD
- AREAS WITHOUT WATER & SEWER

These statistics reflect much worse housing conditions than are indicated by either the 1970 Census or the 1977 Region L Housing Plan.

Housing Values

Data reflecting current housing values in Enfield was not available. However, based on the Region L Housing Plan, it is estimated that 390 or 40% of the total Enfield households are in need of economic assistance to obtain adequate housing. This percentage was assumed to be poverty level because the Region's poverty level was defined as 80 percent of median income which is in effect constantly 40 percent of the population.*

The median gross rent in 1970 was $69.00. At that time, 155 families were paying less than $69.00 per month rent. The remaining 304 renters paid at least the median rent or more. In 1970 the Halifax County median income was $5,799.00. The poverty level median income was approximately $4,639.00. Assuming that 25 percent of income should be allotted to rent or homeownership payment, there were approximately 390 families in Enfield with a maximum of $96.00 per month available for housing. At the same time, some 150 renters paid approximately $96.00 or more per month for rent. Thus, it appears that the majority of renters can afford the existing rent structure in Enfield. However, it should be emphasized that the majority of the rental payments are being made for substandard housing.

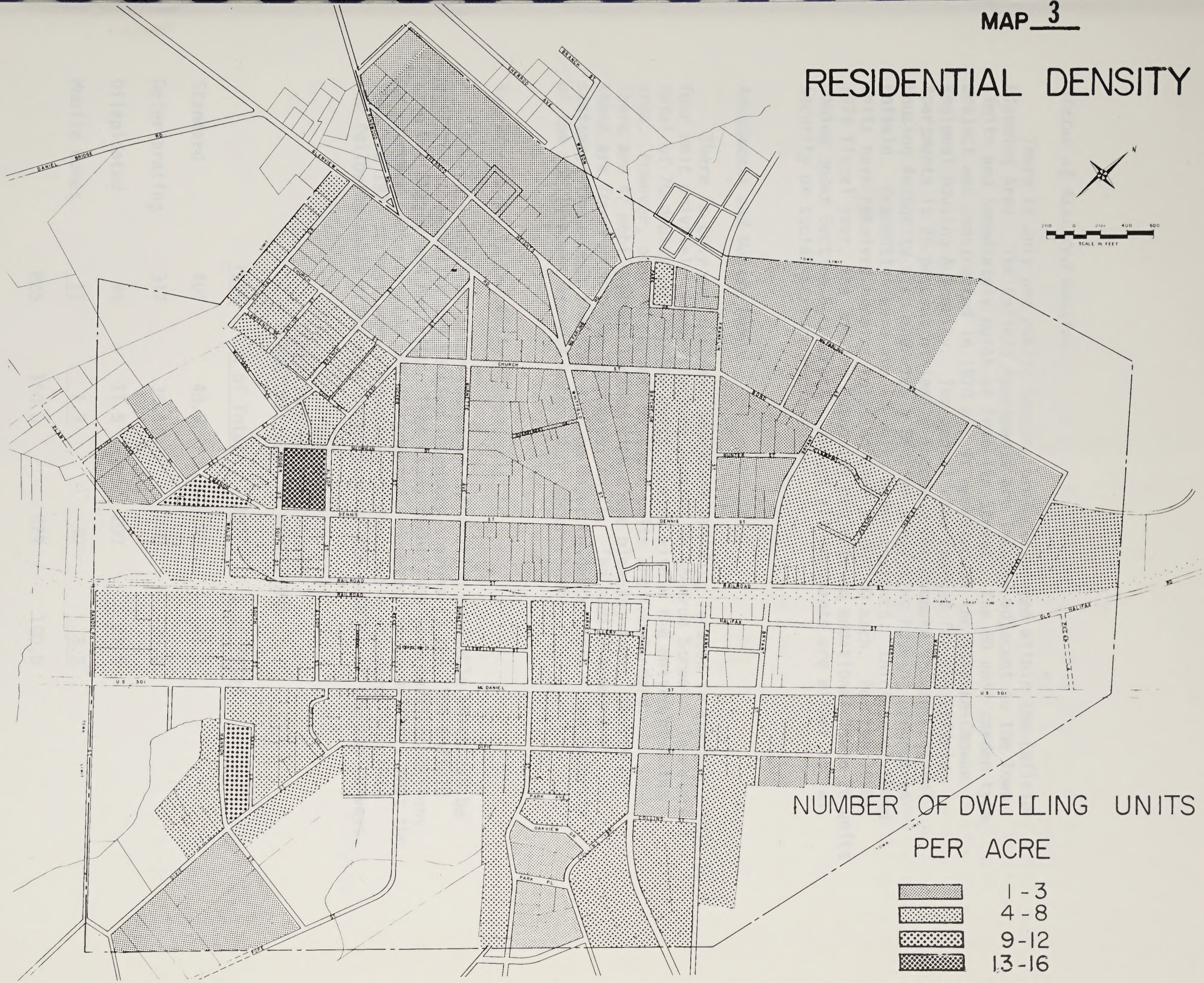
Population Densities In Residential Areas

The average residential density for the entire Town of Enfield is 2.30 residential units per acre of total residential land use. However, in some of the blighted areas the density is as high as four to eight single-family and duplex structures per acre. This high-density is the result of the construction of dwellings on lots as narrow as thirty and forty feet. In addition, mobile homes have been located on numerous lots which also contain conventional structures. The highest density areas are the "Black Bottom" area and Southeast Enfield. The average density in Enfield's middle-and upper-income developed residential areas is approximately 1 to 3 dwellings per acre. The fact that much of Enfield's total residential acreage is not developed reduces the total average density. The highest density for detached units is nine to twelve units per acre. This occurs only in the Emanon Street area. The residential densities are shown on Map 3.

* NOTE: 1978 HUD accepted low- to moderate-income maximum was $9,452.00 for the State of North Carolina.

MAP 3

RESIDENTIAL DENSITY



NUMBER OF DWELLING UNITS PER ACRE

1 - 3
4 - 8
9 - 12
13 - 16

Status of Assisted Housing

There is only one public housing project located within the Enfield Planning Area. The Enfield Apartments are located adjacent to the Town Limits and immediately north of Franklin Street. The 50 unit garden type project was constructed in 1970 and is operated by the Roanoke-Chowan Regional Housing Authority. The rental rate charged for the Enfield Apartments is 25 percent of family income. The Roanoke-Chowan Regional Housing Authority also operates a Section 8 existing housing program in Enfield. Presently there are 40 units under contract. Thirteen of those units have received repairs totaling over $1,000.00 each. For the 1978-1979 fiscal year, the Housing Authority projects an additional 15 to 20 units coming under Section 8 contract. Almost all occupants are either social security or social service recipients.

Apartments and Mobile Homes

There is only one standard apartment building located in Enfield. This is a four unit privately owned structure located on Sherrod Street. There are a total of 70 duplex and triplex units located within the entire planning area. However, over 90 percent of those units are substandard. There are 47 mobile homes located within the planning area. Thirty of those are found within the Corporate Limits. The mobile homes are scattered throughout the Town with no major concentrations. The majority of the mobile homes are not anchored or underpinned.

Recent Changes In Inventory

The only detailed prior source of information available which can be utilized to establish any housing inventory changes is the 1966 Enfield Land Use Survey and Analysis. That study identified structural conditions by standard, deteriorated and dilapidated. However, it is unlikely that the 1966 and 1977 surveys were conducted with comparable standards in mind. The following table provides a comparison of the results of the two surveys.

TABLE 4
COMPARISON OF 1966 AND 1977
STRUCTURAL HOUSING CONDITIONS

	1966	% of Total	1977	% of Total
Standard	401	48.8	439	47.3
Deteriorating	317	38.4	260	28.0
Dilapidated	96	11.5	200	21.5
Mobile Homes	11	1.3	30	3.2
	825	100.0	929	100.0

Table 4 reflects an 11 year increase of 104 total dwelling units. It is significant to note that 19 units or 18.2 percent of that increase resulted from the addition of mobile homes. This may indicate an insufficient supply of vacant and affordable housing. The table also shows a decrease in deteriorating housing. However, the increase in the number of dilapidated units more than absorbs the decrease in deteriorated units. Without the aid of standards set by a minimum housing code, deteriorated units have continuously decreased in structural quality, declining to a dilapidated classification. Finally, the percentage of standard conventional housing has decreased slightly during the last 11 year period.

ENVIRONMENTAL/NEIGHBORHOOD QUALITY

Enfield's community facilities are shown on Map 4 . These facilities are extremely important to the provision of sound and attractive residential areas.

Sewerage

Moore-Gardner Associates are the consulting engineers employed by Enfield to implement the Town's 201 Wastewater Facilities Plan. Construction is scheduled to begin September 15, 1978, and end September 15, 1979. The new system is expected to reach operating design capability by January 1, 1980.

The Waste Water Treatment Facility is located to the north of the Town Limits adjacent to Highway 301 and is classified as a grade II trickle and filter plant. A land issue was sold to finance the original plant construction in June, 1966. Prior to that time all wastewater was simply received in the same facility location by an emholph tank, retained for a short period where a very unsophisticated treatment process occurred, and then released into Burnt Cote Swamp.

The management and maintenance on the plant is handled by Environment I of Louisburg. This firm provides service to meet the laboratory and testing requirements for the plant on a monthly, quarterly and annual basis. The Town employs one Water Waste Treatment Plant Operator Trainee who works under the supervision of the operator in charge, employed by Environment I of Louisburg.

The preliminary plans in the 201 study indicate that the plant should be expanded from the existing 500,000 gallons per day plant to a 1,000,000 mdg plant. This would also require the plant to be upgraded to a number III secondary treatment facility.

MAP 4

COMMUNITY FACILITIES

LEGEND

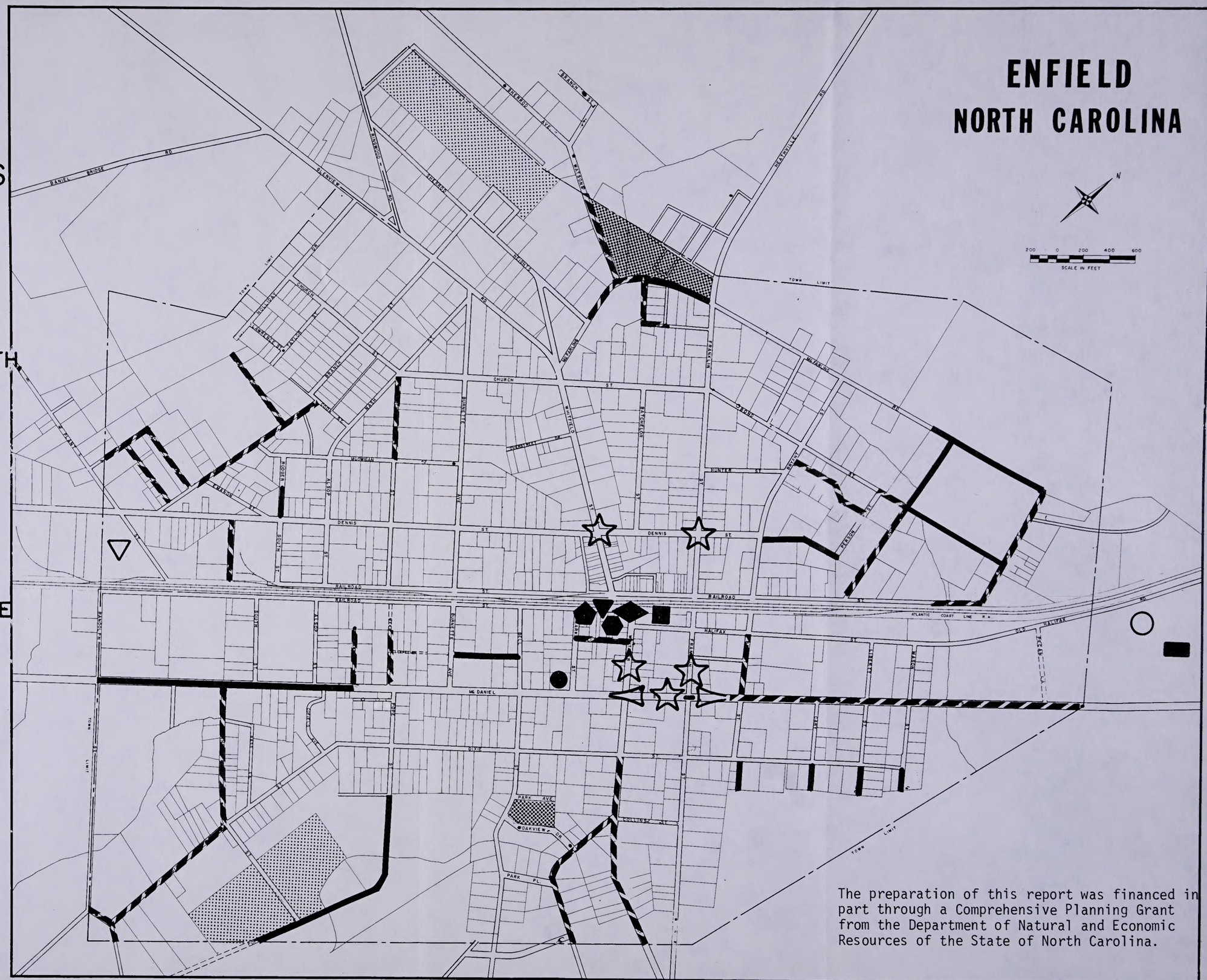
- ENFIELD VOLUNTEER FIRE DEPARTMENT
- POLICE DEPARTMENT
- HALIFAX COUNTY HEALTH CLINIC
- RAILROAD DEPOT
- PARKS
- SCHOOLS
- TOWN HALL
- LIBRARY
- LANDFILL
- SEVERE STORM DRAINAGE PROBLEM AREAS
- STREETS W/O WATER AND SEWER LINES
- STREETS W/O SEWER LINE
- EXISTING SEWAGE TREATMENT PLANT
- WATER TREATMENT PLANT.

MAP 4

COMMUNITY FACILITIES

LEGEND

- ENFIELD VOLUNTEER FIRE DEPARTMENT
- POLICE DEPARTMENT
- HALIFAX COUNTY HEALTH CLINIC
- RAILROAD DEPOT
- PARKS
- SCHOOLS
- TOWN HALL
- LIBRARY
- LANDFILL
- SEVERE STORM DRAINAGE PROBLEM AREAS
- STREETS W/O WATER AND SEWER LINES
- STREETS W/O SEWER LINE
- EXISTING SEWAGE TREATMENT PLANT
- WATER TREATMENT PLANT


ENFIELD
NORTH CAROLINA
N
200 0 200 400 600
SCALE IN FEET
DANIEL BRIDGE RD
BLENHEIM
BRIERBOW AVE
BRANCH ST
WATERS
MARSHALLS RD
TOWN LIMIT
CHURCH ST
WHITFIELD
BRANCH
BRANCH
BRANCH

MAP 1

COMMUNITY FACILITIES

LEGEND

ENFIELD VOLUNTEER FIRE DEPARTMENT

POLICE DEPARTMENT

HALIFAX COUNTY HEALTH CLINIC

RAILROAD DEPOT

PARKS

SCHOOLS

TOWN HALL

LIBRARY

LANDFILL

SEVERE STORM DRAINAGE PROBLEM AREAS

STREETS W/O WATER AND SEWER LINES

STREETS W/O SEWER LINE

EXISTING SEWAGE TREATMENT PLANT

WATER TREATMENT PLANT

There are several areas in Town that are not served by the sewer system. Primarily this is because of elevation problems. Enfield has not funded the installation of lift stations in strategic parts of the Town to provide the service to the entire area. The Town has received continuous complaints about odors in those areas not serviced by the sewer system. The Town owns and operates three lift stations; one on Dixie Street, between Whitaker Street and Bell Street, one on Dennis Street located just outside the public works facility and a third inside the housing project on Franklin Street.

The collection lines are very old and are in poor condition. The 201 study points out that many of the original installations were made in an unproper manner resulting in weed enroachment at pipe joint intersections. Very little new pipe installations have occurred in the past 10 years.

There are approximately 1,500 metered customers presently on the sewage system. Some of those customers are out-of-town on the south and west sides. The Waste Water Plant is presently operating at above 98% capacity.

Water Treatment Plant and Systems

The Enfield Water Treatment Plant has a capacity of 1.0 mgd at a high-filtration rate of 4 gpm/sq. ft. It is operating at approximately 52% capacity.

Finished water storage at the plant consists of the 70,000 gallon clear well and two underground storage tanks, an old clear well of 126,000 gallon capacity, and a new storage tank of 396,500 gallons. Total site storage capacity is 592,000 gallons. The distribution system contains two elevated tanks each at 200,000 gallons and one old tank at 100,000 gallons for a total of 500,000.

The source of water comes from Fishing Creek which at its closest point runs within two miles of the Town Limits. Three low service raw water pumps are located at the creek. The largest pump unit is operated independently. However, the two smaller pumps may be operated simultaneously or independently. The raw water is pumped through the one 16" line to the plant facility located on Plant Street, where the chemical introduction begins. After all sediment within the raw water is filtered out the filters are backwashed and the remaining sediment is pumped into an open man-made pond. The sediment dries, is removed and taken to the Halifax County landfill. Unfortunately there have been several problems with the logistics of this process and the Town is attempting to remedy this problem.

There are two WTC Operators working on alterating shifts giving seven day a week operation with about fourteen hours a day operation time. There are still problems at the water plant in getting a consistently high-quality water. This stems primarily from two sources: certain parts of the original plant design were left out because of financing restraints and inexperienced water treatment operators. Also, the lines in the distribution system are very old and in many places inadequate. Some parts of Town have inadequate pressure due to small pipe sizes and too many residences being served by undersized pipes.

The original 500,000 gallons per day water plant has been upgraded and its capacity increased to 1,000,000 mgd. As for the future, the Town anticipates making another application for Clean Water Bond Funds to complete those parts of the original plant design that were eliminated because of financial problems.

Storm Drainage

The Town, being located in the Coastal Plain Region, is relatively flat with little relief. There is considerably more relief on the west side of the railroad than on the east. This situation provides enough grade to adequately concentrate storm water and allows for routing to a suitable point of discharge. However, construction of the storm drainage system has not been planned or coordinated. A policy should be established to control how drainage channels, drainage easements and storm sewer construction will be handled by individuals and the Town.

In 1966, Moore-Gardner Associates prepared an analysis of the Town's storm drainage system. The results of the overall study of the drainage basins in the Town show that about 60% of the existing drainage system is inadequate. Based on computations contained in the study there is a large precentage of undersized pipes. One of the greatest problem areas is at the intersection of Whitfield and Dennis Streets. The drainage problem at that intersection has become progressively worse over the years due to increased runoff as more paved areas have been constructed.

The steps necessary to remedy the problem are:

1). The Town should implement a policy to acquire drainage easements where needed.

2). Undersized pipes and basins that are creating problems should be brought to the necessary capacity.

3). The Town should insure the adequacy of all new storm sewers being constructed and installed in Town, and its adjacent fringe area where possible.

Although the recommendations of the study were never acted on in full, the Superintendent of the Public Works Department has used the study as his guide in making storm drainage pipe installations since that year.

Electrical Distribution System

The Town buys its electricity from VEPCO wholesale and sells it to its customers at a retail price. The VEPCO substation is located at the intersection of Plant Street and Dennis Street within the public works compound. The incoming voltage at the substation is 34,000 volts. The voltage that the Town sends into its distribution system is 2,400/4,160.

The electrical lines on the north end of Town and the west side of Town extend to the Corporate Limits. On the east side of Town the electrical lines extend approximately three miles outside the Corporate Limits. On the south side the lines extend approximately two and one-half miles beyond the Corporate Limits. The electrical distribution system serves slightly over 1,500 customers.

The system is protected by four reclosures, which handle four separate geographic segments of the service area. The reclosures also protect the VEPCO substation from any damage occurring within the Town's distribution system.

The general condition of the distribution lines is good. The superintendent performs periodic preventive maintenance on the lines to insure their upkeep. In addition, an annual check is made by an electrical engineer on approximately 250 electrical meters serving all types of customers to determine the accuracy of the meters. This action maintains the utility revenue in a more efficient manner. However, there needs to be a concentrated effort made on minimizing the amount of line loss in the town. Also, an engineering study should be made on the line load and its efficiency.

The Utility Department personnel are housed in a facility referr to as the Power Plant. It is located adjacent to the water plant and within the same compound as the public works garage. The building is in a deteriorating condition but structurally it appears to be very sound.

Town Landfill

The Town owns and operates a semi-landfill operation which is located inside the Waste Water Treatment Facility adjacent to U. S. 301 north. The dump area is used extensively to handle almost all trash items and tree clippings, but is not used to hold any perishable garbage. The Town uses the County landfill for all perishable garbage items. The area is inspected periodically by the State Department of Human Resources and has for several years passed all inspections. The area is low and is capable of retaining a fairly large volume of trash. Almost every month the area is cleared by a bulldozer to allow for more dumping.

Library

Located on the corner of E. Railroad Street and Whitaker Street is Enfield's only public library, the Little P. Sullivan Municipal Library. By dividing the library's service population (3,272) into the total number of books (8,195), the resulting quotient is 2.5 volumes per person, which surpasses the State's standard of 2.0 volumes per capita.

Town Hall

The two buildings which comprise the Municipal Administrative Complex are situated on the corner of E. Railroad Street and Whitakers Street. The first of these is the general administrative office space including the Public Library, Mayor's Office, and Finance Division. The second building houses the Volunteer Fire Department, the Police Department, a small conference room for the Town and the Commissioner's Chamber. The buildings are relatively old but remain reasonably functional.

School Facilities (County)

There are two school facilities located in Town which are operated by the County. Inborden Elementary School is located on Hannon Street and serves grades 1 through 8. The second facility is located on Sherrod Heights Road and is called Enfield Graded School. It serves grades 9 through 12.

Both schools are estimated to have a 90-95% black enrollment. Enfield Academy is a private school located in the Town of Whitakers which serves students in Kingergarden through the 12th grade. This is a private institution funded primarily through tuition fees and contributions.

Recreation

The recreational facilities within Enfield tend to be limited. The Town is dependent on the high school campus for a large percentage of its recreational facilities. Of the six basic facilities in the Town, three are on the high school campus and four are in need of maintenance. There is a part time summer recreation program available through the local high school, but there is a lack of general indoor recreational activities available to the residents of Enfield. The Town should consider making provisions for expansion of its recreational facilities.

Analysis of Parks and Recreation Facilities

The Town of Enfield currently has six basic facilities which include two parks, a basketball court, baseball field and tennis courts. School properties also supplement the recreational opportunities of public parks.

Randolph Park, situated in the west part of the Town along Watson Street and McFarland Avenue, is the best developed park of the two the Town owns and operates. It is a full service park offering picnic facilities with a sheltered area and off-street parking. Also provided are swings, seesaws, climbing bars, a wading pool, a sandbox, waterfountain and ping-pong and volleyball equipment.

Oakview Park is located on the east side of Town along the north side of Bell Street, and has for years served a predominately Black neighborhood. The condition of the park is fair and is not as well maintained by the Town as Randolph Park. Facilities in the park include a large basketball court, swings, seesaws, a sandbox and bathrooms. Off-street parking is also provided here. There are two dedicated rights-of-way for streets intersecting the park which have not been opened. However, if they were opened at some point in time it would decrease the size of the park by 50% or more.

The Administration Building and the basketball courts at the Franklin Street housing project are also considered part of the Town's recreational facilities. The Administration Building has kitchen facilities and through a written agreement with the Roanoke-Chowan Housing Authority the Town may use the building at any time. Both of the facilities are new and in good condition.

The two existing tennis courts on the high school campus are old, not built to the standard tennis court size, and are in need of maintenance. There are two new courts being constructed on the high school campus that will meet all specifications to size and quality. They are expected to be complete by early spring, 1978.

The baseball field on the high school grounds is used each summer by the Town softball league. The field has no lighting system.

There are two additional recreational facilities which are privately owned and operated. The Arts and Crafts building is only used sporadically, mostly during holiday seasons, to hold classes in ceramics, etc. There is also a facility located beside Randolph Park for Cub Scouts and Boy Scouts.

The Town has recently purchased the Railroad Depot building located on Halifax Street beside the Town Hall. A decision on its use has not been made, but a suggestion has been to utilize it as a Community Center where all civic clubs could meet.

Police Department Facilities

The Enfield Police Department is composed of fourteen full-time employees. There are nine certified personnel in the department serving in the capacities of police chief, sergeant-detective, or police officer. The department is supplied with three police vehicles and has an up to date system of communications provided by funding through the L.E.A.A.

The Police Headquarters are located on Railroad Street directly beside the Town Hall. In the last year, the facility has been completely remodeled to provide for more efficient use of space. The jail facility is located directly behind the offices within the same building. They are inspected at least once a year, and upon the last inspection the department was given an excellent rating.

The jail is not designed for overnight detention. The department practices as a matter of policy the transmittal of all prisoners to the county jail for any overnight detention. This relieves the Town of any liability for the prisoners' health.

Health Facilities

The Town has one health clinic which is operated by the County. The clinic is located on McDaniel Street. There is one doctor working at the clinic on a part-time basis. The primary emphasis is on non-major illnesses. Outside the clinic there are two medical doctors which maintain general practioner offices in the CBD.

Fire Protection Facilities

The Town of Enfield has a volunteer fire department manned by approximately 35 men. The department utilizes the following pieces of equipment:

1	1975 Ford Truck	-	Rescue
1	1973 Ford Truck	-	Pumper
1	1973 Carry All		
1	1971 Ford Truck	-	Pumper
1	1971 Ford Truck	-	Water Wagon
1	1948 Mack Truck		

The department serves a greater number of out-of-town fire calls than in-town. The Town has appropriated $22,386.00 in the FY 1977-78 budget for the department. However, the majority of their money comes from the annual Firemen's Fire held in Town each year and from property rental fees they charge for buildings owned by the department.

Historic Structure and Sites

There are no historic sites within Enfield or it's planning area which are included on the National Register of Historic Places. In addition, there are not any scenic areas or known archaeological sites which are significant in American history.

DEMAND FOR HOUSING

Population Analysis

Population change has a direct effect on housing. The data contained in this section was extracted directly from the Enfield Land Use Plan.

The following table shows past population growth for the Town of Enfield.

TABLE 5
Population Trends
Town of Enfield

Year	Population	Percent of Change
1900	361	
1910	1,167	+223%
1920	1,648	+ 41%
1930	2,234	+ 35%
1940	2,208	-1.2%
1950	2,361	+ 7%
1960	2,978	+ 26%
1970	3,272	+8.9%

Table 5 shows that, with the exception of the 1940's, the Town of Enfield has had gradual but sustained population growth since 1900. The greatest period of growth occurred from 1900 to 1910. That ten year period witnessed the greatest total population growth of any decade since 1900.

Migration

Enfield is primarily an agricultural service community and is strongly influenced by the economic and population trends within the Region L Council of Governments and Halifax County. Halifax County and all other counties within the Region L Council of Governments experienced significant out-migration during the 1960's. This out-migration was more prevelant among the black portion of the population than the white population. The white population experienced significant out-migration in the 15 to 29 year old age groups. It is believed that the out-migration is the result of people leaving, especially the younger age groups, for better economic opportunities.

This out-migration trend is expected to continue within Halifax County until improvement is made in local employment opportunities. Enfield could provide a catalysis for increased opportunities within the county. Tables 7 and 8 provide net migration and the net migration rates for Halifax County. These migration rates should reflect the out-migration rates for the Town of Enfield.

Composition of the Population

Population composition is an important consideration in the preparation of a land use plan. Sex, age and race all reflect demands for specific land use developments, government services, and economic opportunities. For example, decrease in the size of the younger age groups reflect a probable decrease in the demand for school facilities. Thus, not only the size of a community's population but the characteristics of that population must be analyized.

Table 6 provides the 1970 age distribution for the Enfield population by sex.

TABLE 6
Enfield
1970 Population by Age and Sex

Age Groups	Total	Males	Females
Under 5	272	137	135
5 to 9 yrs.	307	161	146
10 to 14 yrs.	391	194	197
15 to 19 yrs.	311	155	156
20 to 24 yrs.	181	87	94
25 to 29 yrs.	159	77	82
30 to 34 yrs.	138	43	95
34 to 39 yrs.	141	70	71
40 to 44 yrs.	169	71	98
45 5o 49 yrs.	202	91	111
50 to 54 yrs.	194	89	105
55 to 59 yrs.	172	87	85
60 to 64 yrs.	144	59	85
65 to 69 yrs.	147	47	100
70 to 74 yrs.	125	47	78
75 and over	219	91	128
Total	3,272	1,506	1,766
Under 18	1,169	609	587
21 yrs. and over	1,954	846	1,108
65 yrs. and over	491	185	306
Median Age	30	26.2	33.8

TABLE 7

HALIFAX COUNTY

1960 - 1970

MIGRATION RATE

AGE IN 1970	TOTAL	TOTAL MALE	TOTAL FEMALE	WHITE TOTAL	WHITE MALE	WHITE FEMALE	NEGRO AND OTHER RACES TOATL	NEGRO AND OTHER RACES MALE	NEGRO AND OTHER RACES FEMALE
ALL AGES	-19.0	-19.7	-18.3	-3.0	-3.0	-3.0	-30.7	-32.8	-29.7
0-4	-9.2	-9.0	-9.3	-.1	-.1	-.1	-14.1	-14.1	-14.1
5-9	-15.3	-15.0	-15.5	-.1	-.1	-.1	-23.4	-23.5	-23.4
10-14	-14.8	-14.9	-14.8	2.9	3.2	2.5	-23.7	-23.8	-23.5
15-19	-27.1	-27.5	-26.3	-11.8	-11.1	-12.5	-34.4	-35.8	-33.1
20-24	-50.8	-50.8	-50.7	-27.5	-28.6	-26.3	-63.4	-63.2	-63.6
25-29	-46.7	-44.5	-48.7	-16.0	-13.8	-18.1	-63.7	-62.1	-65.1
30-34	-16.9	-20.0	-13.9	16.1	19.1	13.4	-19.8	-46.2	-33.6
35-39	-8.5	-8.0	-9.0	1.5	4.7	-1.4	-18.6	-20.9	-16.6
40-44	-7.0	-7.5	-6.5	5.0	6.5	3.7	-19.7	-23.2	-16.7
45-49	-6.2	-6.7	-5.0	1.4	4.7	-1.7	-16.2	-21.2	-11.1
50-54	-5.7	-6.7	-2.8	-.4	-.7	-.1	-12.8	-19.3	-6.4
55-59	-7.4	-10.1	-5.0		-2.1	1.8	-17.6	-20.7	-14.7
60-64	-2.7	-6.9	1.0	1.4	-3.1	5.3	-8.7	-12.8	-5.4
65-69	-.9	-3.9	1.5	-3.0	-6.3	-.6	1.9	-1.1	4.4
70-74	1.9	6.8	-1.5	4.6	7.3	2.9	-2.0	6.0	-8.3
75 AND OVER	-3.0	-1.2	-4.1	2.5	-3.0	5.7	-10.5	1.0	-18.3

TABLE 8

HALIFAX COUNTY

1960 - 1970

NET MIGRATION

AGE IN 1970	TOTAL			WHITE			NEGRO AND OTHER RACES		
	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE
ALL AGES	-12,646	-6.378	-6.268	-834	-401	-433	-11,812	-5,977	-5,835
0-4	-472	-235	-237	-2	-1	-1	-470	-234	-236
5-9	-1,048	-521	-527	-2	-1	-1	-1,046	-520	-526
10-14	-1.126	-571	-555	72	40	32	-1,198	-611	-587
15-19	-2,098	-1,082	-1,016	-298	-140	-158	-1,800	-942	-858
20-24	-3,655	-1,800	-1,855	-697	-364	-333	-2,958	-1,436	-1,522
25-29	-2,486	-1,151	-1,335	-303	-130	-173	-2,183	-1,021	-1,162
30-34	-542	-311	-231	212	119	93	-754	-430	-324
35-39	-263	-117	-146	24	35	-11	-287	-152	-135
40-44	-244	-124	-120	91	57	34	-335	-181	-154
45-49	-212	-114	-98	27	44	-17	-239	-158	-81
50-54	-181	-136	-45	-7	-6	-1	-174	-130	-44
55-59	-212	-136	-76		-16	16	-212	-120	-92
60-64	-64	-77	13	20	-21	41	-84	-56	-28
65-69	-17	-33	16	-33	-29	-4	16	-4	20
70-74	26	38	-12	37	23	14	-11	15	-26
75 AND OVER	-52	-8	-44	25	-11	36	-77	3	-80

Based on the 1970 statistics, 59 percent of Enfield's population is 21 years old or older. This represented an increase of 2% since 1960 when 57 percent of the population was 21 years old or older. 1970 35 percent of the population was 18 years old or younger, while in 1960 approximately 42 percent of the population was eight years old or younger. This represents a continuing trend towards an older population. Apparently the younger age groups are leaving for better economic opportunities. While the age distribution has changed, the percentage of males/females has remained almost constant during the past twenty years. Normally, an area experiencing out-migration will show a noticeable increase in the percentage of the total population which is female.

Table 9 shows the population distribution by race.

TABLE 9
1970 Enfield Population by Race and Sex

	Total	% of Change Since 1960	Male	% of Change Since 1960	Female	% of Change Since 1960
White	1,410	-3.7%	646	- 6.2%	764	- 1.5%
Non-White	1,862	+ 23%	860	+23.5%	1,002	+15.7%
	3,272		1,506		1,766	

Table 9 reflects an increase in the percentage of the population which is non-white. In 1960, approximately 50 percent of Enfield's population was non-white. The non-white portion of the population had increased to 56 percent by 1970. This trend is consistent with other Eastern North Carolina Communities where increasing numbers of non-white residents are apparently locating in seach of a lower cost of living. Also, it is expected that the young non-white segment of the population is not out-migrating to the extent that it once did. When considered with the sustained out-migration of the younger white population, the percentage of the total population which is non-white may be expected to increase.

In 1970 the median school year completed in Enfield for persons twenty-five years old and over was 8.5 years. This was below the state-side median figure for school years completed of 10.6. In 1970, approximately 89 percent of all North Carolina residents 14 to 17 years old were enrolled in school. By comparison approximately 95 percent of the Enfield population in the 14 to 17 year old age group was enrolled in school. This was significantly above the statewide percentage. The high percentage of student enrollment should be favorablly reflected in the quality of the town's future labor force.

In 1970 there were 972 occupied dwelling units in Enfield. Based on a population of 3,272, the average household size was 3.36. This is above the HUD accepted 1978 North Carolina household size figure of 3.24. Based on the 1970 average household size and the representative 1977 survey conducted by Community Planners and Developers, extreme conditions of over crowding exist.

Population Projections

The population projections contained in Table 10 were taken from the 1977 Enfield Land Use Plan. Those projections are supplemented by a projection of future population composition which is contained in Table 11.

TABLE 10
TOWN OF ENFIELD
POPULATION PROJECTIONS

Year	Population	% of Change
1970	3,272	+ 8.9%
1980	3,664	+11.9%
1990	4,087	+11.5%
2000	4,532	+10.8%

TABLE 11
TOWN OF ENFIELD
FUTURE POPULATION COMPOSITION

	White % of Total	Black % of Total	Male % of Total	Female % of Total
1970	43.1	56.9	46.1	53.9
1980	38.9	61.1	46.6	53.4
1990	34.7	65.3	47.1	52.9
2000	30.5	69.5	47.6	52.4

Table 11 shows to significant projections. First, the male/female distribution will gradually become more balanced by the Year 2000. Secondly, during the next twenty-three years, the black population may be expected to comprise an increasingly large percentage of the Town's total population. However, the projection of the black population should be viewed with extreme caution. Changes in black migration, family size, and economic conditions could significantly reduce the percentage of the total population which is projected to be black.

The total Enfield population may be expected to increase in age at a rate of approximately 1.5 to 3 percent per decade. By the Year 2000, 63 to 64 percent of the Town's population should be 21 years old or older. Thus, indicating a probable increase in the number of individual households.

Demand For Future Housing

Housing demand is created by two factors: the need to replace existing housing and the demand for housing for growth. It is extremely important for a community to understand what will be the primary catalyst for new housing construction. The need to replace existing housing normally results in efforts to rehabilitate existing residential areas which have become blighted. This is an important future land use consideration. Once residential areas begin to deteriorate, land use problems tend to multiply rapidly, encouraging further blight and often spreading beyond the original boundaries of the deteriorated area. The demand for new housing construction produces an entirely different set of potential problems and needs. New housing construction normally requires utility extensions, street construction, increased service demands and the preservation and protection of land suitable for residential development. The recommendations and objectives of a comprehensive plan should be heavily influenced by both the stimulus for and the total volume of a community's future housing needs.

Growth Demand

The demand for new housing resulting from population increase in Enfield will be small. Table 12 provides a projection for future housing demand for growth.

TABLE 12
TOWN OF ENFIELD
FUTURE HOUSING DEMAND FOR GROWTH

	1978-1980	1981-1990	1991-2000	Total
Additional Dwelling Units	36	136	148	320
Average Persons/D.U.	3.24*	3.11	3.00	

The projection of future housing demand for growth is based on the assumption that the average persons per household in Enfield will continue to decrease at approximately 3.5 to 3.7 percent per decade. This approach results in a total projection of 320 additional dwelling units by 2000 for growth or an average of 14 dwelling units per year. However, it should be noted that the demand will be slightly greater in the 1990's than in the 1980's. Assuming that all new houses will require an average lot size of 10,000 square feet, approximately 73 acres of land will need to be reserved for new housing construction during the next 23 year period.

* Based on statewide household size. This was utilized because households requiring new construction were assumed to be newly formed and consistent with state average.

Replacement Need

The greatest future housing need in Enfield will be for replacement housing. Table 13 shows that presently there are 200 dilapidated dwelling units within the corporate limits. Those dilapidated units should be considered beyond repair and in need of immediate replacement. Those units comprise 21 percent of the Town's total housing stock. Based on an average of 3.23 persons per household, approximately 646 individuals or 20 percent of the Town's population is in need of replacement housing.

Deteriorated dwelling units comprise 28 percent of the Town's housing stock. Those units remain a viable part of Enfield's housing supply. They can be repaired to a standard condition. However, if action is not taken to repair the deteriorated dwellings, they will continue to depreciate until some or all reach a dilapidated state. This is especially true in Enfield cause there are no housing programs to require minimum standards. Thus, it must be assumed that each year, a portion of the towns deteriorated units will become dilapidated. The number of units which will become dilapidated is almost impossible to project because the desire and economic capaibility of individuals to repair dwellings will control the rate of deterioration. In addition, active involvement of the Town in housing programs would decrease the depreciation of the Town's housing stock. In addition, it should be noted that some deteriorated dwellings will be improved to a standard condition while others will have only enough repairs made to remain in a deteriorated state. However, those units improved to a standard condition will normally be off-set by standard structure which become deteriorated. Based on historical data, approximately 5 to 6 dwelling per year maybe expected to become dilapidated.

With these factors considered, Table projects the replacement need for the Town of Enfield.

TABLE 13
TOWN OF ENFIELD
PROJECTED HOUSING REPLACEMENT NEED

	1978-1980	1981-1990	1991-2000	Total
Replacement of Existing Dilp. Units	26	87	87	200
Number of Det. Units Becoming Dilp.	16	57	57	130
Total Replacement Need	42	144	144	330

Total Projected Housing Demand

The total projected housing demand for Enfield may be obtained by adding the units required for replacement and those to provide for new growth. Table 14 provides the total housing demand.

TABLE 14
TOWN OF ENFIELD
TOTAL HOUSING DEMAND

	1978-1980	1981-1990	1991-2000
Dwelling Units Required	78	280	292

It must be noted that Table 14 projects the maximum demand for housing if Enfield's housing stock is to be totally standard by the Year 2000. Admittedly this will in all likelihood be impossible to accomplish. Over 50 percent of the total housing demand will be for low-income families and individuals. Without substantial subsidies or constructional financing package changes, the private market cannot at current construction prices and interest rates find it economically feasible to satisfy the demand for low-income housing.

Assisted Housing Needs

It must be assumed that all poverty-level households in Enfield will need some type of assistance to obtain standard housing. This does not necessarily mean income or rent subsidies. Adjustments in management, construction and financing within the private sector may ultimately provide the answer. Table 15 projects the families and/or individuals which may be expected to be in need of assistance.

TABLE 15
TOWN OF ENFIELD
HOUSING ASSISTANCE NEEDS

	1970	1980	1990	2000
Households in Need of Assistance *	261	258	259	256
% of Total Households	33%	22%	19%	16%

Table 15 shows that the number of households in need of assistance will remain constant at around 260 through the Year 2000. However, the percentage of households should decrease significantly.

* Based on 40% of median income and consistent with Region L Council of Governments 1977-2000 Housing Plan.

Table 15 presents a conservative view of the households expected to be in need of assistance. Based on the current HUD low- to moderate-income limits for North Carolina of $9,452.00 and 1970 Census income data, there are at least 564 families and unrelated individuals within Enfield which should be considered low- to moderate-income. Thus, 72.8% of the Town's households could be considered in need of assistance. Projecting this percentage through the Year 2000 indicates an assisted need of 981 families and unrelated individuals. This shows an increase of 417 households in need of assistance during the next 23 year period. The conflict with Table 15 results from a discrepency in income limits. Table 15 should be considered to reflect the assisted needs of the very low-income. Thus, while the very low-income need will remain constant, the low- to moderate-income need may be expected to increase.

Nonassisted Housing Needs

The nonassisted housing needs within Enfield may be expected to decrease from approximately 463 households in 1970 to 400 in 2000. This indicates that the new construction demand in Enfield will be primarily for low- to moderate-income. Assuming an annual income of $9,452.00, a monthly mortgage payment of 25% of income, and a 9 3/4% interest rate for 30 years. The most that a moderate-income family could finance without assistance would be $23,000.00. If a $30,000.00 new home were purchased, a $7,000.00 or 24% down payment would be required. It is unlikely that this financial package would be affordable to most moderate-income families. Therefore, the nonassisted housing need in Enfield is is almost non-existent.

Summary

The adequacy of the Town of Enfield's future housing supply will, to a large extent, depend upon the Town's capability to renovate and conserve the existing housing stock. Blighted areas must be rehabilitated and deteriorating areas improved and upgraded. If actions are not taken to accomplish this, the Town's future housing needs will be even more critical than they are at present. The improvement of housing should be a primary goal of this plan. Specific land use related actions taken by both the Planning Board and Board of Commissioners should be guided by the effects those actions will have upon existing residential areas.

SUMMARY OF GAP BETWEEN EXISTING AND PROJECTED HOUSING SUPPLY AND HOUSING NEEDS

Enfield will require a total of 650 dwelling units by 2000 to provide for both growth and replacement need. All of those units may be expected to be occupied by low- to moderate-income level families. This is an annual need of 28 assisted dwelling units. Presently, there are 90 assisted dwelling units within Enfield. This leaves 474 households which are in need of but are not receiving assistance. When the existing need is added to the projected need, there is an annual need of 48 households through each of the next 23 years. The Housing Assistance Plan for Enfield which was prepared by The Roanoke-Chowan Housing Authority includes a short-range goal of 30 additional assisted units per year. While not providing for 48 units per year, the 30 unit objective is more realistic and attainable. The actual Housing Authority working schedule projects that the addition of 15 to 20 assisted units will be possible during 1978-1979. Thus, based on present efforts, there will be annual shortage of about 30 units below the actual need for assisted housing.

There is projected to be 206 acres of vacant land within the Enfield Corporate Limits in 1985. Much of that land is situated in areas which would provide acceptable assisted housing sites. Therefore, the Enfield Planning Board elected not to identify specific assisted housing sites. As an alternative, the following location standards will be utilized to select assisted housing sites:

-- Sites must be accessible to all public utilities and paved streets.

-- Sites must be well drained.

-- Sites must not be in a low-income or minority area.

-- Site must be accessible to community facilities and services.

-- Site must not be adjacent to conflicting land uses.

-- Site must be free from adverse environmental effects.

-- Site must be properly zoned.

-- Site must allow for sound design and the provision of on site play areas and off-street parking.

NON-DISCRIMINATION

Pursuant to the requirements of Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights of 1968, the following are set forth as actions to be taken by the Town of Enfield to ensure that housing strategies are carried out in a non-discriminatory manner:

-- The Town of Enfield will extend and provide water, sewer and other utility services without regard to race, color, religion, sex or national origin.

-- The Enfield Planning Board will continuously have minority representation.

-- Annual reviews and assessments of both the housing and land use plans by the Planning Board and Board of Commissioners will specifically address actions taken to eliminate the effects of discrimination and actions taken to eliminate disparities in neighborhood housing conditions.

-- The Town of Enfield will selectively pursue state and federal grant assistance to obtain funding for improvements within low-income and minority residential areas.

-- Emphasis will be placed on improving conditions within low- to moderate-income and minority residential areas.

MEETING HOUSING NEEDS

In order to eliminate housing needs and to accomplish housing goals and objectives, implementing strategies for both the public and private sector are needed. The following provides a list of both public and private sector strategies:

Public Policies and Implementing Strategies

-- To continuously review zoning and subdivision ordinances to eliminate regulations which unnecessarily increase the cost of housing.

-- Minority households should be given priority in the provision of assisted housing.

-- To prohibit the location of housing in areas having incompatible land uses.

-- To concentrate on the elimination of public works deficiencies in the blighted residential areas.

-- To discourage the location of housing in flood plain areas.

-- To consider the effects of all local government actions on the quality, price and supply of housing.

-- To assist the Roanoke-Chowan Housing Authority in the provision of assisted housing.

Private Housing Policies and Implementing Strategies

-- To provide complete indoor plumbing facilities for all dwelling units acessible to central sewer and water facilities.

-- To rehabilitate all rental property to make it structurally and mechanically sound and weathertight.

-- To encourage flexible and liberal lending policies by local financial institutions for the provision of rehabilitation loans.

-- To support local government actions which will increase the supply of standard housing.

-- To cooperate with the Town of Enfield to protect the potential assisted housing sites for the development of low- to moderate-income housing.

The public and private housing strategies must be concurrently pursued in order to reduce Enfield's housing deficiencies. In addition, because of constantly changing economic and social conditions, Enfield's public and private strategies should be continuously reviewed by the Planning Board and revised as necessary.

Three Year Housing Goals

The following are specific housing goals which will be accomplished by the Town of Enfield Board of Commissioners and Planning Board by the end of FY 1980-1981. These goals are crucial to the implementation of this housing plan.

-- To provide a minimum of 30 additional assisted dwelling units per year.

-- To establish a local housing committee composed of representatives of the Planning Board and private housing related businesses to identify specific local actions which may be taken to eliminate Enfield's housing needs. Within 12 months, a specific plan of action will be developed and presented to the Board of Commissioners.

-- To implement the housing related goals and objectives identified in the Land Use Plan.

-- To develop a comprehensive improvement plan for all blighted areas, including a financial plan and schedule for the elimination of all public works deficiencies.

-- To continuously search for and identify potential sources of state and federal funding available to improve housing conditions. Each potential program will be individually analyized by the Board of Commissioners to determine if an application for funding will be submitted.

-- To eliminate 42 dilapidated dwelling units either by rehabilitation and upgrading or by demolition.

-- To rigidly enforce the residential building code.

-- To support the Roanoke-Chowan Regional Housing Authority's efforts to increase the nimber of assisted dwelling units in Enfield.

-- To coordinate local housing programs with those of the Region L Council of Governments.

In order to accomplish these goals, the public and private sectors may pursue assistance through the following applicable federal land state programs:

1). Housing and Community Development Act of 1974, Community Development Block Grants, Small Cities program.

2). Section 8 Leased Housing Assistance payments program.

3). Section 221 (d)(4) National Housing Act.

4). HUD/FHA Non-Assisted Program for Mobile Home Parks.

5). Section 223 (f) Mortgage Insurance for the Purchase or Refinancing of Existing Multi-Family Housing Projects.

6). Section 312 Rehabilitation Loans.

7). Farmers Home Administration.

8). Historic Districts Designation, N.C.G.S. Chapter 160A, Article 19, 160A - 395.

9). Section 202 Housing for the Elderly.

APPENDIX

ENVIRONMENTAL ASSESSMENT

TOWN OF ENFIELD
HOUSING PLAN

As required by the Federal Register, "Comprehensive Planning Assistance, General Applicability", August 22, 1975, subpart B-Special Requirements, Section 600.65, the following is prepared as an environmental assessment for the Town of Enfield Housing Plan. The Housing Plan is based on the Land Use Plan; and, therefore, this assessment is considered applicable to both.

Abstract: The Enfield Housing Plan was prepared to satisfy the requirements of the N.C.G.S. 160A-383 for the preparation of a Land Use Plan and the requirements of the August 22, 1975 Federal Register. The plan is designed to:

-- Support selective industrial development.

-- Preserve and conserve housing.

-- Limit and control growth.

-- Disperse population within the Planning Area outside of the Corporate Limits.

-- Aid in the provision of public facilities.

-- Improve recreational facilities.

-- Eliminate conflicting land uses.

-- Conserve and protect important natural environmental areas.

The land use and housing elements were prepared concurrently. The two plans are interdependent and must be mutually relied upon for implementation of the comprehensive planning process.

Environmental Impact: The long-range effects of the implementation of the plans will be beneficial. However, temporary displacement of families and individuals may occur from the construction of public facilities. The plan emphasizes recreation improvements, gradual sustained growth and preservation of residential areas. The plan is coordinated with the Enfield 201 Plan, Statewide Comprehensive Outdoor Recreation Plan and Region L Housing and Land Use Plans to eliminate environmental conflicts.

Adverse Environmental Effects: As stated in the previous section the only adverse effects anticipated will be the temporary displacement of families and individuals as the result of public facilities construction.

Alternatives: Three alternatives were considered.

-- To continue reliance on the 1966 Enfield Land Use Survey and Analysis.

-- To allow unplanned growth and development.

-- To encourage intensive development within the entire Enfield Planning Area.

All alternatives were rejected by the Town of Enfield as unacceptable.

Relationship of Short- to Long-Term Effects on the Environment: The recommendations, goals and objectives contained within the Enfield Land Use and Housing Plans address both the short- and long-term development and housing needs within the Town of Enfield. The long-term effects of the plan will be beneficial. Short-term disruptions may occur as a result of implementation and construction. However, such minor disruptions will be outweighed by long-term benefits.

Irreversible Commitments of Resources: Land will be committed to development within the Corporate Limits. The plan emphasizes the protection and conservation of flood areas, and soil areas unsuitable for septic tank usage. Other irreversible commitments may be annually identified through implementation and review of the Plan.

Applicable Federal, State and Local Controls:

Federal: National Environment Policy Act of 1969
Land and Water Conservation Fund Act of 1964
Environmental Quality Act of 1970
Flood Disaster Protection Act of 1973
National Historic Preservation Act of 1966
(Public Law 89-665)
Preservation of Historic and Archeological Data Act of 1974
(Public Law 93-291)
A-95 Review Process

State: Soil Conservation District Law of 1937
Water Use Act of 1967
Sedimentation Pollution Control Act of 1973
North Carolina Environment Policy Act of 1971
Planning and Regulation of Development, Chapter 160A
Historic Districts, N.C.G.S. Chapter 160A, Article 19, Paragraph 3.A
Historic Properties Commissions, N.C.G.S. Chapter 160A, Article 14, Part 3B.
Areawide Waste Treatment Management Planning Assistance Program (208)
State Comprehensive Recreation Plan of Land and Water Conservation Fund Act of 1965

Local: Enfield Zoning Regulations
Enfield Subdivision Regulations
Enfield Minimum Housing Code
Local Historic Preservation Societies

The land use and housing elements are consistent with all applicable state, federal, and local controls. The Coastal Area Management Act is not applicable and there is no 208 planning process in effect.

Historic Assessment: There are no historic sites within Enfield or the extraterritorial planning area which are included on the National Register of Historic Places.